

CITY OF ANTIGO
TAX INCREMENT FINANCING DISTRICTS
(TIDs) 4, 5, 6 and 7
JOINT REVIEW BOARD
MINUTES OF MEETING HELD
July 15, 2025

Members Present: Thomas C. Bauknecht, Mayor; Steve Maier, Langlade County Board Chair; Chet Strebe, Northcentral Technical College; Chet Haatvedt, citizen member; and Scot Peterson, Antigo School Representative.

Others in attendance were: Karin Derauf, City Administrator, and Kaye Matucheski, Clerk-Treasurer/Finance Director

Absent: Antigo Lake District representative.

1. Call to Order

This meeting of the Tax Increment Finance Districts (TIDs) 4, 5, 6 and 7 Joint Review Board was called to order on the above date at 3:00 p.m. in the Council Chambers, City Hall. Kaye Matucheski, Clerk-Treasurer/Finance Director, called the meeting to order.

2. Elect Chairperson for the Standing Joint Review Board

Ms. Matucheski reported in her capacity she is starting the meeting, but she is not a voting member of the board. Thomas C. Bauknecht, Mayor, nominated Steve Maier, County Board Chair. There being no other nominations and after complying with statutory procedures, Chet Haatvedt moved, Mayor Bauknecht seconded to close nominations and cast a unanimous ballot for Steve Maier as Chairperson. Motion carried, 5-0.

3. Appoint Citizen Member to the Standing Joint Board of Review

Mr. Maier took over as chairperson. Mayor Bauknecht nominated Chet Haatvedt be appointed as the Citizen Member. There being no other nominations and after complying with statutory procedures, Mayor Bauknecht moved, Mr. Maier seconded, to close the nominations and cast a unanimous ballot for Chet Haatvedt as the Citizen member. Motion carried, 5-0.

4. Review Annual Report for Tax Increment Financing District #4

Ms. Matucheski reported TIF 4 started in September 1999 with the Antigo Cheese project on Tenth Avenue, then went north on Superior Street and expanded to include the downtown. This is a post-industrial TIF with an original term date of 2022, the term was extended to 2025 with the Tech extension. In 2024 the City successfully lobbied for direct legislation at the state level noting 66.1105(6)(g)(6) specifically lists the City of Antigo's TIF 4 is going to be in effect for 32 years after its creation. So the term is moved to 2032, noting

there is \$300,000 owed for the debt service and \$1,173,000 owed to the City. Any surplus funds once the TIF is closed will be returned to the taxing entities.

5. Review Annual Report for Tax Increment Financing District #5

Ms. Matucheski reported TIF 5 is a rehab and conservation TIF that started in June of 2001 that includes Fifth Avenue from Peacefully Valley to the Hospital. It was originally set up for the Hospital expansion and extended one block off Fifth Avenue each way to pick up then Merit Gear and Johnson Electric Coil. The original term date was 2028, the City was allowed a four-year standard extension and a three-year Tech College extension. TIF 5 has no outstanding debt of its own, but it does owe the City \$696,722. TIF 6 has a positive cash flow and has no outstanding debt, so the City was able to make TIF 6 a donor to TIF 5, so TIF 5 should be able to be paid off in a few years and back on the taxes. Any surplus funds once the TIF is closed will be returned to the taxing entities.

6. Review Annual Report for Tax Increment Financing District #6

Ms. Matucheski reported TIF 6 area is from the old Kmart plaza across to the Holiday Inn hotel and includes the Prosser Place apartments. It is a mixed use TIF that was created in 2008 with an original term date of 2028. The City received a standard four-year extension and a three-year Tech College extension putting the new term date of 2035. The TIF most likely will be able to close earlier than 2035 because it will have helped both TIF 3 and TIF 5 as a donor TIF. There are no surplus funds expected once TIF 6 closes.

7. Review Annual Report for Tax Increment Financing District #7

Ms. Matucheski reported TIF 7 is the newest TIF, noting it partially overlaid TIF 3. It was created in 2010 as a mixed use TIF. The intention was to pick up the Waukesha Bearing expansion, but the City was unable to pick it up in TIF 7. TIF 7 has a debt of \$661,500 and owes the City \$922,000, Ms. Matucheski will be checking if TIF 6 can be a donor to TIF 7 once it is done being a donor to TIF 5. The original term date was 2030 but was extended to 2036 with a standard extension and a Tech College extension. The TIF started out in the negative for a few years but started a positive increment in 2023. The debt will be paid off in 2029, then the City portion will increase.

8. Adjournment

Mr. Peterson moved, Mr. Haatvedt seconded, to adjourn at 3:32 p.m. Motion carried, 5-0.



Steve Maier, Chairperson